

CASE # 2005-04  
RESOLUTION NUMBER 8-1

**GRANTING A VARIANCE**  
FOR CERTAIN PROPERTY LOCATED AT  
**145, 165 & 169 S. MEADOWBROOK ROAD**  
SANGAMON COUNTY, ILLINOIS

WHEREAS, the Zoning Board of Appeals has presented to the Sangamon County Board, Sangamon County, Illinois, its Findings of Fact and Recommendation that the Sangamon County Board **grant a variance** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See **EXHIBIT A**

WHEREAS, the Petitioner, **Randy Zimmerli**, has petitioned the Sangamon County Board for a **variance to allow the lot depth to exceed 2 ½ times the lot width for one parcel**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **January 20, 2005**, after proper notice was posted on said property and given by news publication, as is required by said Ordinance, and all procedural and jurisdictional requirements of the Sangamon County Zoning Ordinance have been met; and

WHEREAS, the Sangamon County Zoning Board of Appeals has presented to the Sangamon County Board of Sangamon County its Findings of Fact and Recommendation that the Sangamon County Board **grant the variance**; and

WHEREAS, the Sangamon County Board does hereby adopt the recommendation of the Sangamon County Zoning Board of Appeals.

**FILED**

JAN 28 2005

*Joe Aiello*  
Sangamon County Clerk

**NOW, THEREFORE, BE IT RESOLVED** by the County Board of Sangamon County, Illinois, in session assembled this 8<sup>th</sup> day of February, 2005 that the request for a variance to allow the lot depth to exceed 2 ½ times the lot width for one parcel on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 8<sup>th</sup> day of February, 2005.

Respectfully submitted,

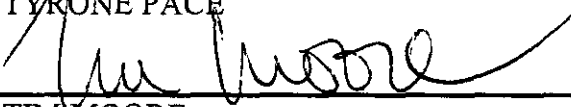
PUBLIC HEALTH, SAFETY & ZONING  
COMMITTEE OF THE SANGAMON COUNTY BOARD

\_\_\_\_\_  
DAN VAUGHN, CHAIRMAN

\_\_\_\_\_  
ABE FORSYTH

\_\_\_\_\_  
BILL MOSS

\_\_\_\_\_  
TYRONE PACE

for   
\_\_\_\_\_  
TIM MOORE

\_\_\_\_\_  
DON STEPHENS

**ATTEST:**

  
\_\_\_\_\_  
SANGAMON COUNTY CLERK

  
\_\_\_\_\_  
COUNTY BOARD CHAIRMAN

**EXHIBIT A**

Commencing at a stone marking the Northeast corner of the aforementioned Section 35, thence South 00 degrees 00 minutes 00 seconds West along the Section Line a distance of 722.50 feet to a Mag nail marking the true point of beginning, thence continuing South 00 degrees 00 minutes 00 seconds West along the Section Line a distance of 304.95 feet measured. (305.00 Feet Deed) to an iron pipe, thence North 89 degrees 35 minutes 50 seconds West a distance of 199.73 feet measured (200.00 Feet Deed) to an 1/2" iron pin, thence South 00 degrees 05 minutes 36 seconds West a distance of 140.06 feet measured, (140.00 Feet Deed) to an iron pipe, thence North 89 degrees 37 minutes 55 seconds West a distance of 300.05 feet measured (300.00 Feet Deed) to an iron pipe, thence North 00 degrees 01 minutes 24 seconds West a distance of 424.98 feet measured, (425.00 Feet Deed) to an iron pipe, thence South 89 degrees 37 minutes 19 seconds East a distance of 291.47 feet measured, (291.29 Feet Deed) to an iron pipe, thence North 00 degrees 00 minutes 00 seconds East a distance of 20.00 feet measured and Deed to an iron pipe, thence South 89 degrees 37 minutes 19 seconds East distance of 208.71 feet measured in deed to the True Point of Beginning. Said parcel contains 4.332 acres, more or less, all in the County of Sangamon, State of Illinois.

Basis of bearing is South 00 degrees 00 minutes 00 seconds West along the Section Line

Except: Therefrom the South 150' of the North 304.21', of the East 333'.

RECAP  
(For County Board Use)

COUNTY BOARD MEMBER: # 27 NAME: Abe Forsyth

DOCKET NUMBER: 2005-04

ADDRESS: 145, 165 & 169 S. Meadowbrook Road, Springfield, IL. 62707

PETITIONER: Randy Zimmerli

PRESENT ZONING CLASSIFICATION: "R-2" Single-Family and Two-Family Residence District.

REQUESTED ZONING CLASSIFICATION: "R-2" Single-Family and Two-Family Residence District with a variance to allow the lot depth to exceed 2 1/2 times the lot width for one parcel.

AREA: 4.33 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: Recommend approval. The standards for variation are met.

SANGAMON COUNTY BOARD OF APPEALS RECOMMENDATION: Approval

  
RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF: )	DOCKET NO: <b>2005-04</b>
<b>Randy Zimmerli</b> )	
)	PROPERTY LOCATED AT:
)	<b>145, 165 &amp; 169 Meadowbrook Road</b>
)	<b>Springfield, IL. 62707</b>
)	

RECOMMENDATION OF THE BOARD OF APPEALS

THIS MATTER, Coming on for a hearing before the Sangamon County Zoning Board of Appeals of Sangamon County, Illinois, and it appearing to said Board that a petition for a **variance** of the Zoning Regulations of said County has been filed herein by the above captioned petitioner (s); that legal publication has been made pursuant to law; and that a public hearing was held on **January 20, 2005** pursuant to law; and that said Board took testimony of witnesses, examined the evidence, and otherwise being fully advised in the premises, therefore finds as follows:

1. That said Board has jurisdiction to consider the petition filed herein.
2. That the above-captioned petitioner(s) is the owner(s) and/or has a beneficial interest in or contract to purchase the property commonly known as **145, 165 & 169 Meadowbrook Road, Springfield, IL. 62707** and more particularly described as:

See **EXHIBIT A**

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3. That the present zoning of said property is **"R-2" Single Family and Two-Family Residence District.**
4. That the present land use of said property is **Meeting area for Drama Group, rehearsal area and set building area, and duplex.**
5. That the proposed land use of said property is **Meeting area for Drama Group, rehearsal area and set building area, and duplex.**
6. That the requested **variance** of said property is: **to allow the lot depth to exceed 2 ½ times the lot width for one parcel.**
7. That required findings and standards of the Sangamon County Board of Appeals are accurately stated on the attached exhibit (s).
8. The evidence adduced at the hearing **does** support the proposition that the adoption of the proposed **variance** is in the public interest and is not solely in the interest of the petitioner (s).

IT IS, THEREFORE, the recommendation of the Sangamon County Zoning Board of Appeals to the County Board of Sangamon County that the requested **variance** be **granted**.

  
 \_\_\_\_\_  
 CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member **Marvin Traylor** to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the petition be **approved**, which was duly seconded by **Patrick Somers**.

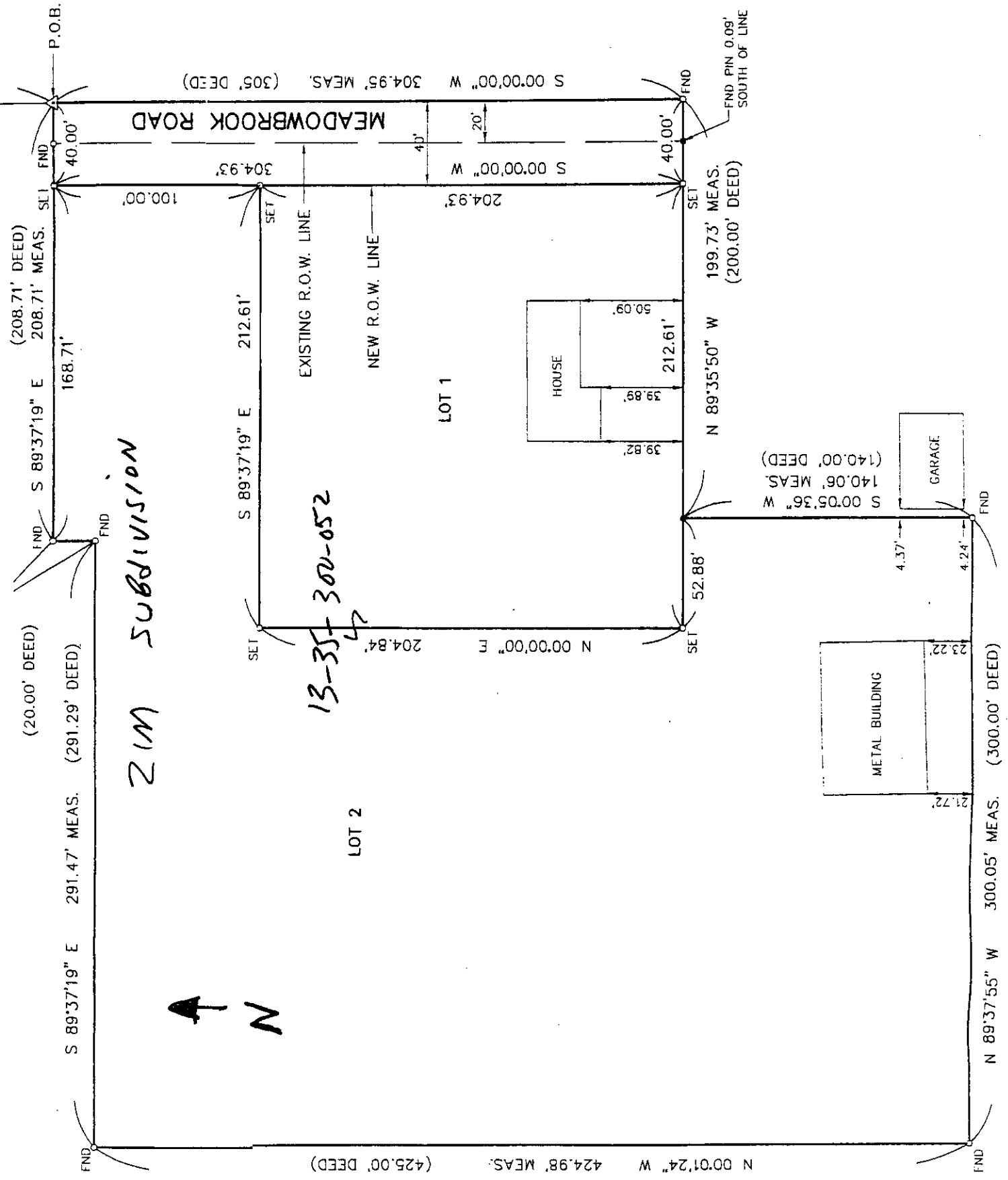
The vote of the Board was as follows:

YES: **Charles Chimento, Donn Malwick, John Goleman, Patrick Somers, Marvin Traylor**

NO:

ABSENT:

  
 \_\_\_\_\_  
 RECORDING SECRETARY



**ZONING VARIANCE CHECK LIST**

DATE: 1-10-05

INSPECTED BY: DK LW

PETITIONER: Zimmerli, Randy

ADDRESS: 145, 165 and 169 South Meadowbrook Road

EXISTING ZONING: R-2

REQUEST DESCRIPTION: Variance is requested to allow the lot depth to exceed 2 1/2 times the lot width for one parcel.

Staff Estimate of the Effect of the Variance on the Area		None	Slight	Mod.	Great
CONTRASTS:	land use	X			
	appearance	X			
CURRENT VS. PROPOSED	height	X			
	parking	X			
PROBLEMS FORESEEN	drainage	X			
	sewer	X			
	traffic flow	X			



Frontage	Lineal Feet	Existing Yards (ft.)			Area
<u>Meadowbrook Rd.- 304</u>		<u>Varied</u>			<u>4.33 acres</u>
		front	side	rear	

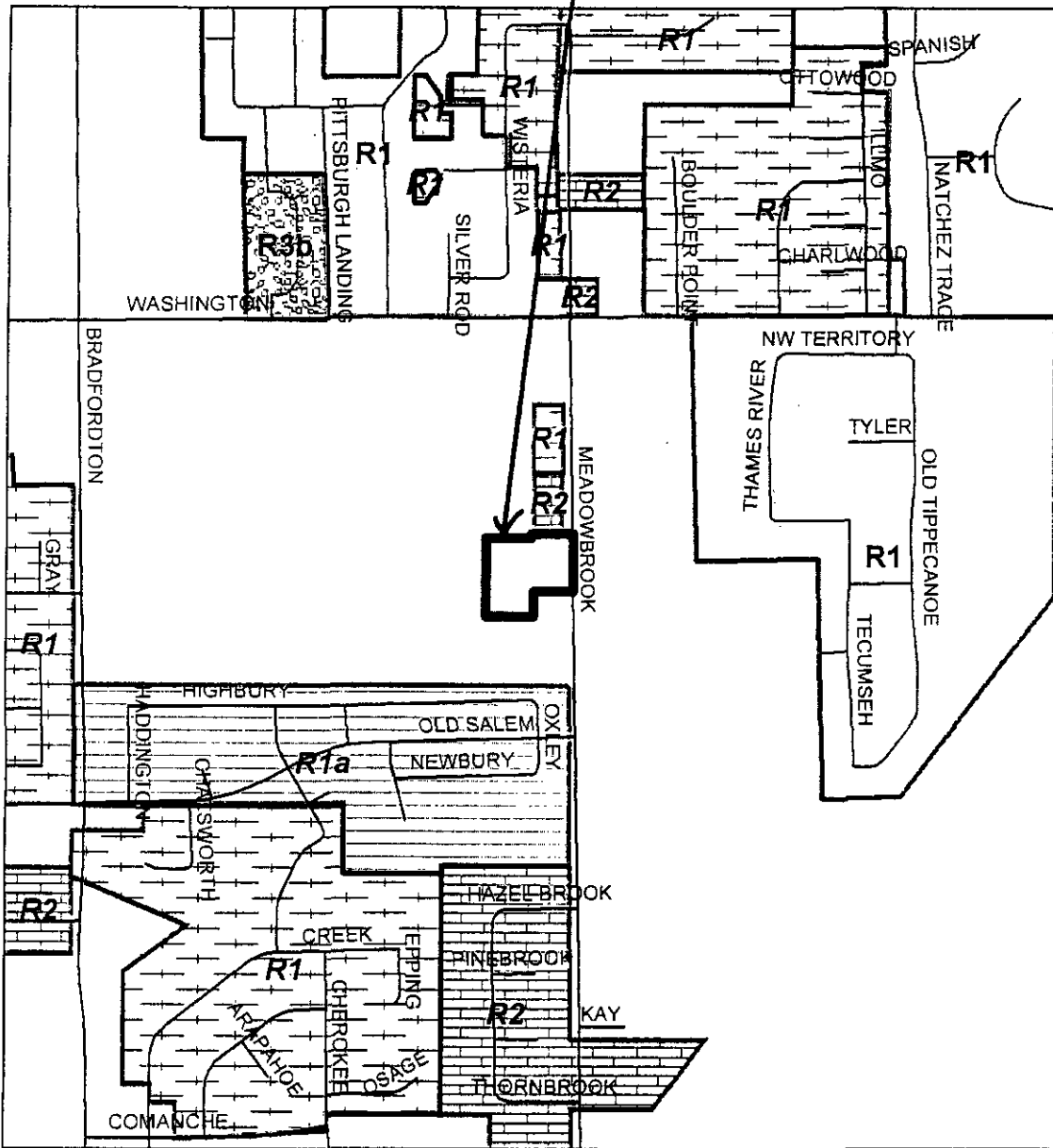
OTHER COMMENTS:

STAFF RECOMMENDATIONS: **Recommend approval. The standards for variation are met.**



# County Zoning

## Case# 2005-04

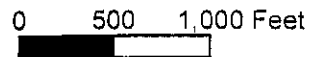


### County Zoning

	RM-4		I1
	R3		I2
	R2		B3
	R1a		B2
	R1		B1
	OFF		

### City Zoning

	R5		H1		OFF
	R1		H2		PUD
	R2		H3		B1
	R3a		S1		B2
	R3b		S2		I1
	R4		S3		I2





**RECOMMENDED STANDARDS FOR VARIATIONS**

Case #: **2005-04**

Address: **145, 165 and 169 South Meadowbrook Road**

The Zoning Board of Appeals shall not recommend to the Sangamon County Board that the regulations of this ordinance be varied as authorized in F. (1) hereof, unless it shall make findings of fact based upon the evidence presented to it in each specified case:

- (i) that the property in question cannot be economically used or yield a reasonable return, if permitted to be used only for the conditions allowed by the regulations.

**The request is made to facilitate division of the property.**

- (ii) that the plight of the owner is due to circumstances unique to the property and not generally applicable to other property in the area.

**The property is wider at the rear than at the front and the variance is requested to divide the property so that each existing building will be on a separate parcel.**

- (iii) that the variation, if granted, will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent property, increase the congestion of traffic, or diminish or impair property values in the locality.

**No**